

CONTRIBUTIONS FOR FACILITIES & INFRASTRUCTURE

GENERAL FUND 100 — 10790
Jan M. Christofferson, County Executive Officer

Budget Category	Actual 1999-00	Budget 2000-01	Department Requested 2001-02	CEO Rec 2001-02	Rec Change %	BOS Adopted 2001-02
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Supplies	\$ 1,218,522	\$ 1,587,079	\$ 1,594,376	\$ 1,594,376	\$ 0	\$ -
Other Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Assets	\$ 5,261,228	\$ 10,149,351	\$ 12,564,750	\$ 12,564,750	\$ 0	\$ -
Chrgs from Depts	\$ 6,562,725	\$ 6,595,946	\$ 6,875,519	\$ 6,875,519	\$ 0	\$ -
Gross Budget	\$ 13,042,475	\$ 18,332,376	\$ 21,034,645	\$ 21,034,645	\$ 0	\$ -
Less: Chgs to Dept	\$ (543,400)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Budget	\$ 12,499,075	\$ 18,332,376	\$ 21,034,645	\$ 21,034,645	\$ 0	\$ -
Less: Revenues	\$ (3,066,896)	\$ (3,620,896)	\$ (3,870,896)	\$ (3,870,896)	\$ 0	\$ -
Net County Cost	\$ 9,432,179	\$ 14,711,480	\$ 17,163,749	\$ 17,163,749	\$ 0	\$ -
Alloc. Positions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Budget Note

Prior to FY 2001-02 the General Fund Contributions to Facilities and Infrastructure was accounted for as appropriation 10780, however, effective July 1, 2001, the appropriation has been renumbered to 10790.

Mission and Objectives

To provide General Fund contributions to the DeWitt, Building and Road Funds.

To accomplish this mission, the department has identified the following objectives:

1. Dewitt Enterprise Fund: To provide a contribution in lieu of paying rent for the county departments currently occupying 640,000 square feet of space at Dewitt, in order to fund custodial services, buildings and grounds maintenance, utilities and capital improvement projects. (\$1,425,000 and 0.0 positions)
2. County Building Fund: To provide a contribution to maintain a program of improving county facilities. (\$12,564,750 and 0.0 positions)
3. Road Fund: To provide a contribution toward maintaining and improving county roadways. (\$5,920,896 and 0.0 positions)

CONTRIBUTIONS FOR PUBLIC WORKS AND FACILITIES

4. Other Costs: To provide funding for capital improvements planning, special studies and services, and related County costs. (\$1,123,999 and 0.00 positions)

Fiscal and Policy Issues

The primary issue facing this budget is the critical need to replace, repair, or improve the county's aging infrastructure including both facilities and roads and to plan for and build new facilities because of growth.

Recommended Expenditures

As noted in the objectives above, this budget makes three main contributions. First, because General Fund departments occupy a significant amount of space at DeWitt, the CEO is continuing to recommend a General Fund contribution of \$1,425,000.

Second, the recommended contribution to the Road Fund is \$5,920,896. This includes \$3,770,896 as a base contribution to the Road maintenance program, \$250,000 for special road and related projects previously budgeted in Other Agencies 10070, and \$1,900,000 for additional road overlays or major maintenance. The \$1.9 million augmentation is recommended if motor vehicle license fee (VLF) funding continues to be available and is not reflected in the Public Works budget, but will be added as part of the Final Budget if approved.

The third, and largest, contribution is to the Building Fund. The recommended contribution is \$12,564,750. Of this amount, \$5,364,750 is for ten rebudgeted projects previously approved by the Board. New funding of \$7,200,000 is recommended for completing the new Jail Housing Unit (\$2,500,000), a contribution toward a new Sheriff Administration building (\$2,000,000), completion of additional program and support space at the Main Jail (\$510,000), energy conservation improvements (\$150,000), security and safety improvements (\$200,000), various court improvements (\$250,000), jail court improvements (\$55,000), an augmentation for justice center planning (\$230,000), Burton Creek relocation planning and improvements (\$600,000), updating the Dewitt Master Plan (\$100,000), advance planning for a new Children's Emergency Shelter (\$100,000), advance planning for library expansions at various locations (\$100,000), demolition of the old juvenile hall (\$200,000), asbestos abatement at various County facilities (\$75,000), and miscellaneous projects (\$130,000). After further fiscal analysis, Facility Impact Fees or Court Construction Fund revenues may offset part of this funding. Finally, \$954,623 is recommended for capital improvements staff costs included in this budget beginning FY 2000-01. These costs are higher than for FY 2000-01 due to merit increases and salary and benefits adjustments included in the MOU with Placer Public Employees Organization.

CONTRIBUTIONS FOR PUBLIC WORKS AND FACILITIES

GENERAL FUND CONTRIBUTION TO DEBT SERVICE

GENERAL FUND 100 — 89350
Jan M. Christofferson, County Executive Officer

Budget Category	Actual 1999-00	Budget 2000-01	Department Requested 2001-02	CEO Rec 2001-02	Rec Change %	BOS Adopted 2001-02
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Services & Supplies	\$ 2,209,949	\$ 59,900	\$ -	\$ -	-100%	\$ -
Other Charges	\$ 2,226,070	\$ 2,005,000	\$ -	\$ -	-100%	\$ -
Fixed Assets	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Other Financing Uses	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Chgs from Depts	\$ -	\$ -	\$ 666,985	\$ 668,020	100%	\$ -
Gross Budget	\$ 4,436,019	\$ 2,064,900	\$ 666,985	\$ 668,020	-68%	\$ -
Less: Chrgs to Depts	\$ (125,000)	\$ (191,250)	\$ -	\$ -	-100%	\$ -
Net Budget	\$ 4,311,019	\$ 1,873,650	\$ 666,985	\$ 668,020	-64%	\$ -
Less: Revenues	\$ (1,399,687)	\$ (1,162,000)	\$ -	\$ -	-100%	\$ -
Net County Cost	\$ 2,911,332	\$ 711,650	\$ 666,985	\$ 668,020	-6%	\$ -
Alloc. Positions	0	0	0	0	0%	0

Fiscal and Policy Issues

In 1994, Placer County borrowed \$4.58 million from the North Lake Tahoe Financing Authority, through a lease purchase agreement financed by certificates of participation, for the construction of a new jail kitchen and certain energy conservation improvements. In February 1997, the county borrowed an additional \$15 million from the North Lake Tahoe Financing Authority to construct a new Administrative and Emergency Services Building. Both borrowings were for 27½ years, with October 1, 2021 the final repayment date for the jail kitchen and June 1, 2024 for the administrative building. In May 1998, the County borrowed \$13.2 million to construct the new Juvenile Detention Facility and to refinance the 1994 jail kitchen due to lower interest rates, with retirement of the 1994 issue. The Juvenile Hall portion of the new borrowing was for 27 years, with the final payment due July 2025.

Beginning for FY 2001-02, debt service will be accounted for in a separate Debt Service Fund, fund 190, for which the new Other Debt Service (89360) appropriation will be the operating budget. The General Fund contribution for the unreimbursed County debt service cost will remain in this 89350 budget.

Recommended Expenditures

As noted, recommended expenditures include only the net unreimbursed costs for County debt service, to be transferred to the Other Debt Service (89360) budget.

CONTRIBUTIONS FOR PUBLIC WORKS AND FACILITIES

OPEN SPACE

OPEN SPACE FUND 150 — 22400
Jan M. Christofferson, County Executive Officer

Budget Category	Actual 1999-00	Budget 2000-01	Department Requested 2001-02	CEO Rec 2001-02	Rec Change %	BOS Adopted 2001-02
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Services & Supplies	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Other Charges	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Fixed Assets	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Other Financing Uses	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Chgs from Depts	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Approp for Conting.	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Gross Budget	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Less: Chrgs to Depts	\$ -	\$ -	\$ (200,000)	\$ (200,000)	100%	\$ -
Net Budget	\$ -	\$ -	\$ (200,000)	\$ (200,000)	100%	\$ -
Less: Revenues	\$ -	\$ -	\$ (100,000)	\$ (100,000)	100%	\$ -
Net County Cost	\$ -	\$ -	\$ (300,000)	\$ (300,000)	100%	\$ -
Alloc. Positions	0	0	0	0	0%	0

Mission and Objectives

The Open Space budget implements strategies to preserve land resources that maintain high quality of life and diverse natural habitats, while at the same time support the economic viability of the County and enhance property values. In addition, the program furthers various open space and natural resource goals of the Placer County General Plan and associated General Plans of the six cities within the County of Placer.

The program focuses on the preservation of open space to maintain a viable agricultural segment of the economy and to conserve the natural features necessary for access to a variety of outdoor recreation opportunities while separating urban areas into distinct communities. The program also supports the retention of important scenic and historic areas, preserves the diversity of plant and animal communities, and protects endangered and other special status plant and animal species.

Fiscal and Policy Issues

This appropriation was established during FY 2000-01 to facilitate the purchase of an Agricultural Conservation Easement (\$399,000), and place the balance of the \$600,000 Open Space Reserves in a contingency appropriation for future purchases (\$201,000).

CONTRIBUTIONS FOR PUBLIC WORKS AND FACILITIES

OTHER DEBT SERVICE

GENERAL FUND 190 — 89360
Jan M. Christofferson, County Executive Officer

Budget Category	Actual 1999-00	Budget 2000-01	Department Requested 2001-02	CEO Rec 2001-02	Rec Change %	BOS Adopted 2001-02
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Supplies	\$ 2,209,949	\$ 59,900	\$ 54,188	\$ 54,200	\$ (0)	\$ -
Other Charges	\$ 2,226,070	\$ 2,005,000	\$ 2,017,028	\$ 2,017,100	\$ 0	\$ -
Fixed Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Chgs from Depts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Budget	\$ 4,436,019	\$ 2,064,900	\$ 2,071,216	\$ 2,071,300	\$ 0	\$ -
Less: Chgs to Depts	\$ (125,000)	\$ (191,250)	\$ (862,665)	\$ (863,700)	\$ 4	\$ -
Net Budget	\$ 4,311,019	\$ 1,873,650	\$ 1,208,551	\$ 1,207,600	\$ (0)	\$ -
Less: Revenues	\$ (1,399,687)	\$ (1,162,000)	\$ (1,208,551)	\$ (1,207,600)	\$ 0	\$ -
Net County Cost	\$ 2,911,332	\$ 711,650	\$ (0)	\$ (0)	\$ (1)	\$ -
Alloc. Positions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Fiscal and Policy Issues

In 1994, Placer County borrowed \$4.58 million from the North Lake Tahoe Financing Authority, through a lease purchase agreement financed by certificates of participation, for the construction of a new jail kitchen and certain energy conservation improvements. In February 1997, the county borrowed an additional \$15 million from the North Lake Tahoe Financing Authority to construct a new Administrative and Emergency Services Building. Both borrowings were for 27½ years, with October 1, 2021 the final repayment date for the jail kitchen and June 1, 2024 for the administrative building. In May 1998, the County borrowed \$13.2 million to construct the new Juvenile Detention Facility and to refinance the 1994 jail kitchen due to lower interest rates, with retirement of the 1994 issue. The Juvenile Hall portion of the new borrowing was for 27 years, with the final payment due July 2025.

This budget and fund segregates and centralizes the amounts needed for repayment of these long-term lease purchase obligations, as well as the associated costs for the administering trustee bank and for required annual disclosure statements. Beginning for FY 2001-02, debt service will be accounted for in a separate Debt Service Fund, fund 190, for which this will be the operating budget (89360) appropriation. The General Fund contribution for the unreimbursed County debt service cost will remain in the (89350) budget previously used.

County Debt Service Obligations and Debt Limitations

Placer County has no outstanding general obligation bonded debt. Certificates of participation (COP's) funded the debt issues referenced above, which were used to construct the three County facilities indicated. COP's are non-voter approved lease-purchase financings, which use a third party non-profit or governmental entity (the North Lake Tahoe Financing Authority, in the subject financings) as the lessor.

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Unlike general obligation debt, property taxes are not increased to pay the principal and interest on COP's. Instead, the lease principal and interest are paid through use of the ongoing, regular revenues of the issuer and/or with special revenues, such as certain trust funds, that may be used for capital outlay. Certificates of participation are also different than revenue bonds. Revenue bonds typically finance utility-type facilities or infrastructure, such as a water or sewage treatment facility, and are typically repaid from pledged revenues from services, such as water or sewer fees. The County has issued revenue bonds for the Eastern Regional Landfill, the repayment of which is funded from various landfill and related revenues in that budget (02890). In addition the County has issued certain conduit and special assessment debt, which is secured directly by the underlying land and improvements.

In California, bonded indebtedness shall not exceed "...5 percent of the taxable property of the county as shown by the last equalized assessment roll" per Sect. 29909 of the Government Code. The FY 2000-01 assessed value of all secured property in Placer County was \$23.393 billion; five percent of this value would equate to \$1.169 billion. As noted above, the County's COP obligations when issued totaled \$28.2 million, and the revenue bonds for the Eastern Regional Landfill totaled \$4.17 million. Together with other enterprise debt, the total of County COP's and bonds payable at June 30, 2000 was \$32.073 million. In addition, the County has entered into various other capital and operating leases. As of June 30, 2000, the present value of the outstanding leases totaled \$1.698 million for capital leases and \$4.768 million in operating leases. Total debt for Placer County (all public agencies) was reported as \$548 million as of June 30, 1998. Finally, in 1999 Placer County's reported debt service was 1.2% of operating expenditures compared to 3.4% for similar counties and 3.0% for all counties.

Recommended Expenditures

Recommended expenditures include administrative fees, disclosure statement preparation and distribution costs, lease purchase principal and interest payments for the administrative building and juvenile hall/jail kitchen borrowings. In FY 2001-02, payments for the administrative building will total an estimated \$1,112,760 covering administrative costs, interest and principal. Costs for the hall/kitchen financing are expected to total \$958,540.